009.A	0002	0027.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	640,600 / 640,600
					USE VALUE:	640,600 / 640,600
					ASSESSED:	640,600 / 640,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		LINWOOD ST, ARLINGTON

OWNERSHIP

Unit #: 27

Owner 1:	SHRESTHA BIJAYA &
Owner 2:	CHAND-SHRESTHA NITU
Owner 3:	
Street 1:	27 LINWOOD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PERRY DAVID TRUSTEE -
Owner 2:	PERRY LINWOOD TRUST -
Street 1:	27 LINWOOD ST UNIT 27
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1926, having primarily Vinyl Exterior and 1636 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	637,600	3,000		640,600
Total Card	0.000	637,600	3,000		640,600
Total Parcel	0.000	637,600	3,000		640,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 391.56 | /Parcel: 391.56

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 312162

GIS Ref

GIS Ref

Insp Date 07/19/18

!15784!

PREVIOUS ASSESSMENT

Parcel ID: 009.A-0002-0027.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	637,600	3000	.		640,600		Year end	12/23/2021
2021	102	FV	619,100	3000	.		622,100		Year End Roll	12/10/2020
2020	102	FV	609,800	3000	.		612,800	612,800	Year End Roll	12/18/2019
2019	102	FV	588,700	3000	.		591,700	591,700	Year End Roll	1/3/2019
2018	102	FV	520,400	3000	.		523,400	523,400	Year End Roll	12/20/2017
2017	102	FV	474,300	3000	.		477,300	477,300	Year End Roll	1/3/2017
2016	102	FV	455,000	3000	.		458,000	458,000	Year End	1/4/2016
2015	102	FV	420,500	3000	.		423,500	423,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	21:21:49

LAST REV

Date	Time
10/25/19	11:48:01
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 15784

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PERRY DAVID TRU	68035-242		9/16/2016		560,000	No	No		
PERRY DAVID,	56551-30		3/3/2011	Convenience	1	No	No		
SULLIVAN BRIAN,	54733-45		5/26/2010		1	No	No		

USER DEFINED

Prior Id # 1:	7959
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	Measured	DGM	D Mann
4/9/2014	Measured	PC	PHIL C
7/23/2013	Info Fm Plan	BR	B Rossignol
1/31/2011	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8214			Easemen	-10												

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:	F - Fair		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	43.000000000
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.29180932
Const Adj.:	0.89091086
Adj $ / SQ:	351.021
Other Features:	75500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	714747
Depreciation:	77193
Depreciated Total:	637554

COMMENTS

GLA=1636.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	386.12
Special Features:	0	Val/Su Net:	389.73
Final Total:	637600	Val/Su SzAd	389.73

SKETCH

UnSketched SubAreas:
GLA: 1636,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,636	351.020	574,270

Net Sketched Area:	1,636	Total:	574,270

Size Ad	1636	Gross Area	1636	FinArea	1636

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 009.A-0002-0027.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	9X19	A	AV	1920	29.62	T	40	102			3,000			3,000

More:	N	Total Yard Items:	3,000	Total Special Featues:		Total:	3,000

IMAGE

AssessPro Patriot Properties, Inc